BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0
Karen Johnson Batch # 1217154 12/17/2024 10:25:59 AM Fees: $12.00 Taxes: $0.00 20241217-0097786 Davidson County DEEDQC 2 pgs	X _____ Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF DECEMBER, 2024. _____ Notary Public MY COMMISSION EXPIRES: MARCH 3, 2026 (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM HAS BEEN PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EMMA KLEINWORTH & JENNIFER FEAKES	**NEWREZ LLC** **C/O SHELLPOINT MORTGAGE SERVICING**	**060-02-0-146.00**
(NAME) **3106 MOOREWOOD DRIVE**	(NAME) **P. O. BOX 650840**	
(ADDRESS) **NASHVILLE, TN 37207**	(ADDRESS) **DALLAS, TX 75265-0840**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, EMMA KLEINWORTH, UNMARRIED,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **EMMA KLEINWORTH AND JENNIFER FEAKES, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THER HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 115, on the Plan of Parkwood Estates, Section 1, of record in Plat Book 2900, pages 119 and 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Emma Kleinworth, an unmarried woman, from Coordination Plus, LLC, a Tennessee Limited Liability Company, by warranty deed dated September 26, 2017 of record in Instrument No. 20170927-0098894, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Plat 2900, pages 119 & 120, and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **3106 MOOREWOOD DRIVE, NASHVILLE, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16 day of December, 2024.

EMMA KLEINWORTH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Emma Kleinworth**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 16 day of December, 2024.

My Commission Expires: **March 3, 2026**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public